

Community Wireless Structures

August 24, 2009

Department of Building and Development
Loudoun County Government
1 Harrison Street, 3rd Floor
Leesburg, VA 20175

Re: Request for Waiver of Landscape Buffer Requirements
Exit 5: Broadland (Eastbound ramp of Dulles Greenway @ Claiborne Parkway)

Dear County Staff:

On behalf of the applicant, Community Wireless Structures LLC (CWS), please accept this request for a waiver of the landscape buffer requirements in connection with the above SPEX application pursuant to Section 5-1403(C) of the Revised 1993 Loudoun County Zoning Ordinance ("Ordinance"). The Ordinance allows for the Board of Supervisors or the Board of Zoning Appeals to modify the requirements of this section (Buffering and Screening) as part of an approval action of a special exception.

Specifically, the Applicant requests a waiver of the type 3/4 landscape buffer requirements on the proposed site identified above. The proposed site is zoned AR-1, JLMA-20, PDGI, PDH3, PDH4, PDIP, PDOP, PDTRC, R-1, R-16, Town and TR-10 and is subject to review under the regulations of the Revised 1993 Loudoun County Zoning Ordinance.

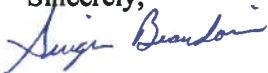
Based on the current Ordinance, such a Special Exception requires the installation of a landscape buffer, as defined in Section 5-1400. The basis for this request is that the proposed tower site will be substantially buffered by mature trees that surround the periphery of the proposed site, as illustrated by the enclosed photographs. The existing treeline is approximately 50 to 70 feet in height & will entirely screen the base of the tower and fenced area, while substantially screening the remainder of the tower in many directions. On the basis of the significant natural screening of this proposed site, it appears that there would be little, if anything, to be gained by removing the existing mature trees to install the required type 3 & 4 Landscape Buffers at this particular site.

In addition, the topography of the site is such that the tower is predominantly screened from view except from portions of the Dulles Greenway.

Respectfully, we request a waiver of the Section 5-1400 landscape buffer requirements mandated by the Revised 1993 Ordinance and ask that the Board of Supervisors grant a waiver of the requirements as part of this Special Exception application.

Please let me know if you have any questions, or need additional information.

Sincerely,



Ginger Beaudoin



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